

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)



MINUTES OF WESTERLEIGH & COALPIT HEATH FULL PARISH COUNCIL MEETING Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

Present: Cllr Rob McCullough (Chair), Cllr C Goddard, Cllr K Kelliher, Cllr A Hill, Cllr C Echegaray, Cllr J Lean, Cllr T Clark, Cllr P King

Ward Councillors: Cllr C Young

Clerk: R Davis **Finance Officer:** S Simmons
11 members of the public

3530. To NOTE apologies for absence

Ward Councillors – Cllr M Palmer, Cllr B Stokes

3531. To RECEIVE Declarations of Interest relating to this meeting, as required by the Council's Code of Conduct for Members and the Localism Act 2011

Cllr Clark advised the Council that as he is a member of the South Gloucestershire Development Management Committee, that he is still permitted to speak and vote on planning items and issues and would only have to declare an interest if he had a pecuniary interest or an additional non-pecuniary interest. **Any contributions he makes are based upon the submitted documents available at this time and he retains an open mind should any application be subsequently referred to one of South Gloucestershire Council's planning committees for determination.**

3532. To APPROVE Minutes of Parish Council meeting held on 9th Oct 2023

RESOLVED: The Minutes were approved and signed by the Chair.

3533. To RECEIVE reports from South Gloucestershire Councillors on matters relating to the Parish
NOTED.

Westerleigh & Coalpit Heath Parish Council – District Councillors' Report Monday 13th November 2023

Local Plan Phase 3 Consultation Document Published

South Gloucestershire Council has published its draft Local Plan Phase 3 consultation document ahead of a Cabinet meeting on Monday 13th November. The council will be asking for feedback from residents before final decisions are made on its content. If the proposals to Cabinet are approved this final phase of public consultation would commence on Monday 4th December and close at the end of January. It is vital that residents, town/parish councils and community groups use this opportunity to register their views, support those parts of the plan they feel are correct, and suggest where the final plan can be improved.

The draft plan sets out how South Gloucestershire could meet its expected housing demand without embarking on large-scale building projects to create entirely new freestanding communities in the countryside. Development should instead be focussed on the urban fringe and, where appropriate, to have small schemes in rural communities. And where necessary, improvements will need to be made to existing services for new and existing residents.

The updated Local Plan Delivery Programme timetable envisages that the final draft of Local Plan will be submitted to the Secretary of State for Levelling Up, Housing & Communities in October 2024. It will, following a public examination at the start of 2025, ultimately be assessed by the Planning Inspectorate to ensure it meets its legal requirements. Following the publication of the Inspector's Report the aim would be for the council to formally adopt the Local Plan in the Autumn of 2025.

Alongside the updated draft Local Plan, new policies on a range of issues managed through the council's planning process are also being published. These include draft policies on:

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

- Providing space for renewable energy generation
- Supporting the council's commitment to net zero covering: renewable and low carbon energy systems, climate change mitigation, adaptation and resilience, embodied carbon, energy management in new development, community energy
- Provision for Gypsy/Traveller and Travelling Showpeople communities
- Affordable Homes policy
- Economy and jobs policy
- Town centres policy

The draft consultation document can be found at

<https://council.southglos.gov.uk/documents/s149021/Appendix%20A%20-%20New%20Local%20Plan%20-%20Phase%203.pdf>

Consultations

Savings agreed in last year's budget include reductions in spending on the authority's library services. A consultation has now launched to ask for residents' views on how they might be implemented to minimise the impact on users and maintain the widest possible service. The budget requires an annual saving of £473,000 in spending on libraries, as costs continue to rise and government funding continues to fall in real terms. None of the options include the closure of any libraries; residents are invited to suggest where changes to opening hours, for example, would have the least and most impact.

Overall, in order to meet the savings target, the proposals would reduce staffed library opening hours from 351 to 285, a reduction of 19 per cent, with more hours covered by Open Access. They also include:

- Removing staffed access over lunch time in eight of the 12 libraries: Cadbury Heath, Downend, Filton, Hanham, Kingswood, Patchway, Staple Hill, Winterbourne
- Staffed hours ending in all libraries at 5.00pm
- A further one day reduction in staffed access at three libraries: Cadbury Heath, Patchway and Winterbourne.

More information can be found at <https://consultations.southglos.gov.uk/librariansavings/>. The consultation closes on 10th January.

As South Gloucestershire Council's waste and recycling collection contract with Suez is due to expire in 2025 it is consulting residents about the future provision of these services in the authority. The council is also proposing some changes to these services to address inflationary pressure on its budget. The purpose of these changes is to:

- Make it easier for people to recycle more,
- Reduce the carbon footprint of waste in South Gloucestershire, and
- Reduce our costs, so that our funding covers the cost of delivering the service.

Over the next three years the council wants to roll out a weekly collection of flexible plastics for recycling to all households with a kerbside collection and introduce further measures which make it easier for residents to recycle more of what they currently throw away. If recycling rates increase the council intends to consider how often non-recyclable waste is collected (looking at options for a three or four weekly collection).

More information can be found at https://consultations.southglos.gov.uk/waste_less/. The consultation closes on 7th January.

Other matters:

Cllr B Stokes (not present): provided a written statement regarding the Local Plan consultation which was read out. The main points made were:

- The Draft Local Plan Documents have been agreed by SGC Cabinet today, which set out the planning direction proposed as a blueprint for new homes and infrastructure to be built up to 2040.
- There is a seismic shift in the plan for South Glos planning policy in regard to development in Green Belt areas on the East Fringe, which has been protected from development during the previous 16 years.
- The plan will see 20,490 new homes being built during the period, plus any more that may come from Bristol's allocation of unmet need (i.e. which Bristol can't build). Over half of these homes are planned for the countryside on the urban fringe.
- Cllr Stokes is concerned for the potential impact that opening up the East Fringe has for future development in this parish and across Boyd Valley.

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

- 'Windfall' sites are being proposed as small sites for development. On top of 'windfall' sites there are 9,260 new homes that will still need land. Small villages identified for development will see an average of 50 new homes according to the proposals.
- Further plans have been identified in the Boyd Valley area such as 2,000 new homes identified for Shortwood, Parkwall and Warmley, as greenfield allocation.
- Cllr Stokes strongly encouraged residents to submit comments. During this time he will be working with the Parish Council, and residents to develop the right response to the proposals for the parish.

Cllr T Clark: In response to points made by Cllr Stokes and a question regarding review of the Green Belt:

- Phases 1 and 2 of the Local Plan consultation indicated that housing targets could not be met outside the Green Belt. The current proposals seek to minimise loss of the Green Belt and rebalance employment provision on the Eastern Fringe of Bristol to reduce traffic issues.
- The proposed timescale for adoption of the new Local Plan (with submission to the Secretary of State in Oct 2024) does not allow for a long-term review of the Green Belt at this point. This work will be undertaken later.

Cllr C Young: Reported that it is anticipated National Highways will complete its testing of the A432 overbridge in December 2023. After that NH will confirm the remedial works required i.e. repairs or replacement.

Cllr Young also fed back the actions being taken by South Gloucestershire Council officers regarding speeding and HGV movements along Henfield Road.

- An officer is analysing survey and speed data. Although the percentage of vehicles speeding is down, the 4-fold increase in vehicle movements means there are far more vehicles in absolute numbers that speed.
- Officers are now looking at enforcement options and will let Cllr Young know as soon as they have a plan.
- Officers will review the verge bollards situation to try to push vehicles away from the boundaries (and grass verge).
- In respect to HGVs, the survey results indicate there are very few HGVs using this route. Officers stated there is no formal weight restriction, which has been queried. Cllr Young understood one was introduced as part of the Quiet Lanes Scheme.
- The signals manager says the traffic lights are working at optimum levels ensuring that the Westerleigh Road takes precedence, otherwise queues coming from the ring road back up and affect the roundabout in peak hours.
- If the A432 bridge requires replacement officers will revisit suggestions e.g. one way systems, possibly using Coalsack Lane, and do modelling to establish what will work, assuming the design of the exit and entrances could eliminate misuse and safety concerns.

3534. To RECEIVE questions and comments from members of the public present with respect to business on the agenda (in accordance with Standing Orders 3 e-3 i)

Five members of the public spoke regarding traffic volume, speeding, HGVs and verge deterioration along Henfield Road and Ram Hill arising from the A432 Badminton Rd bridge closure and related traffic management actions. The topic was later discussed under minute 3548 (ii). The following points were made:

- It is dangerous to walk or ride horses along Ram Hill, or to pull safely out of driveways due to the volume and speed of traffic. Works vans - volume and speed - are a particular problem. Ram Hill is used as a cut through to avoid queuing traffic on Henfield Road at busy times. Are speed bumps a solution?
- The same issues are affecting Henfield Road, designated as a quiet lane. Traffic is constant from 6am – 7pm. In addition, HGVs are using the road, contravening the weight restriction, and verges are being eroded especially where the road is narrower.
- The speed visor does not appear to pick up all speeding vehicles.
- Road markings are needed on Henfield Road to guide traffic e.g. white central line. Especially needed on the corner.

FINANCE

3535. To APPROVE October payments (made in accordance with FR 5.2).

RESOLVED: To approve October payments. See Appendix 1.

3536. To NOTE receipt of October Financial documents: bank statements, receipts lists, Bank Reconciliation

NOTED. A question was asked about the FSCS limit of £85000 on accounts and clarification was

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

explained that ideally the aim is to keep within the limit.

3537. To NOTE receipt of the [Minutes](#) of the Finance & General Purposes meeting 17th October 2023 and understanding of information contained therein
NOTED no questions arising.

3538. To NOTE finance related correspondence

- (i) 2023/24 pay award NOTED– notification received 7/11/23 and backpay calculations done for November payroll.

3539. To discuss and APPROVE as far as is possible V2 of the 2024-2025 Draft Budget

The RFO had circulated the V2 draft which shows a shortfall of £4090. NO Council Tax Base (CTB) information has yet been received, it is expected before the next meeting.

3540. To discuss (and APPROVE if possible) the 2024/25 PRECEPT

RESOLVED: To defer the final setting of the precept until the December meeting when the CTB figures are available.

3541. To RECEIVE any other report from the RFO

No further reports

3542. To APPROVE amendments to Financial Regulations following staff role changes

The Clerk explained the changes.

RESOLVED: To approve the revised Financial Regs.

3543. To consider and APPROVE funding or grant applications

- (i) Westerleigh Neighbourhood Watch application for new defibrillator battery (Ye Olde Inne Westerleigh) - £112.79 (approved by email) **RESOLVED:** to ratify the grant.
- (ii) Increase previously approved grant of £7179.19 (min 3460) to Cotswold Edge District Scout Council for Mafeking Hall equipment, to cover increased costs – new grant £7376.87.
This increase was approved by majority of members via our delegated email process. **RESOLVED:** to ratify the increased grant.
- (iii) An application has been received from Westerleigh Village Hall.
RESOLVED: To circulate to Cllrs to be decided on email OR at the December meeting if discussion needed.

3544. **GENERAL POWER OF COMPETENCE**

- (i) To CONFIRM that the Council meets the eligibility criteria to exercise the General Power of Competence, as defined in the Localism Act 2011 and the Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012
To RESOLVE to adopt the power
- (ii) **RESOLVED:** To confirm that the Council meets the eligibility criteria to exercise the General Power of Competence AND to adopt the General Power of Competence until the first annual meeting after the next ordinary elections (2027).

3545. **PLANNING**

- a) To NOTE planning comments submitted since last meeting
NOTED. See Appendix 2.
- b) To NOTE planning decisions made by South Gloucestershire Council since last meeting
NOTED. See Appendix 3.
- c) To discuss and COMMENT on any necessary Planning Applications or other Planning Matters:

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

The Clerk reported that the governors of the Manor School have refused a request from a community member to allow use of the school car park during football matches on the Manor School Field on weekends, when parking is particularly bad. Ward Cllr J Lean fed back that he is in ongoing discussions about this issue with Cabinet Member Leigh Ingham and will feedback to the council on progress.

3550. To consider provision of lamp post speeding signs – Park Lane- and take a DECISION on required action
RESOLVED: Clerk to contact SGC Road Safety Team for advice on action the Parish Council can take.

3551. To RECEIVE tree condition reports for Westerleigh Playing Field and Ivory Hill Wood. NOTE actions taken and take a DECISION on works to Westerleigh Playing Field ash tree
Tree condition reports RECEIVED. Action NOTED – reduction of Ivory Hill Wood T4 ash tree.
RESOLVED: To instruct Woodstock Tree Services to reduce ash T20 (showing early signs of Ash Dieback Disease) on Westerleigh Playing Field by 3m, with the aim of retaining it. Cost £450, from Trees budget.

3552. To RECEIVE additional information in relation to quotation for Bitterwell Lake outflow works and take a DECISION on required action

Requested information not received before the meeting.

RESOLVED: Clerk to arrange an onsite meeting with Ivel Aquatics before December Full Council meeting, to agree plan and written list of works to supplement information provided in the quotation. Councillors to be advised of the date so they may attend.

3553. To RECEIVE information from Clerk regarding ongoing matters and take a DECISION on required action
(i) Repairs to the Pound, Westerleigh
POST MEETING NOTE The Council's maintenance contractor has noted minor cracking due to movement and vegetation and will carry out minor repairs to the lime mortar as soon as possible.

(ii) Mowing Pansy Vale, Westerleigh

The Chair invited three members of the public to speak on this item. They explained that the rewinding trial had not worked and requested a return to regular mowing. One asked that it not be cut too short as has been the case in previous years.

The Council acknowledged the rewinding trial (not mowing from spring to October) had been unsuccessful and caused distress to neighbours. It noted the contractor failed to regularly mow paths as agreed and did not deploy the correct machinery to collect the grass after cutting. Cuttings were left for a number of weeks and then hand-raked, which was not effective.

RESOLVED: To carry out any remedial mowing required as soon as possible. To return to regular mowing of the whole of Pansy Vale from spring 2024.

POST MEETING NOTE – The Council's independent maintenance contractor has inspected the area and confirmed it is too wet to carry out a further cut and collect at this time (risks damaging the ground). If there is a sustained dry period this autumn a further cut may be done. He is confident the area will fully recover once normal mowing resumes in the spring.

(iii) Mafeking Hall

The hall is currently in use e.g. by Edventure Project, although sanitary ware was still to be installed on 01/11. The Clerk will book the venue for two council meetings in 2024 and committee meetings as required.

3554. To RECEIVE an update on issues at Bitterwell Lake Chalet and take a DECISION on required action

(i) Rat problem

Venables Pest Control Services has visited a number of times to lay poison. No further rat activity noted by the tenants. Rat-proofing still to be completed by contractor to prevent future access.

(ii) Render issue

Noted at annual landlord inspection (Nov 2023) that bubbling has worsened and now present on all four external walls. Tingdene (chalet manufacturer) notified. The Clerk will again request an inspection from the Tingdene render team to establish remedial works required (under 10-year warranty).

(iii) Annual gas safety inspection and landlord inspection – NOTED.

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

- (i) [P23/02926/F](#) | Erection of 1 no. self-build dwelling with detached garage and other associated works. | Self Build Plot 8 Blackberry Park Coalpit Heath Bristol South Gloucestershire BS36 1AT

RESOLVED:

Westerleigh & Coalpit Heath Parish Council OBJECTS to this application on the grounds that the total internal floorspace exceeds the maximum stated in the Design Guide and agreed as part of the planning permission for the self-build plot. Furthermore, the proposed dwelling has three storeys, exceeding the maximum of 2.5 storeys stated in the Design Guide and agreed as part of the planning permission for the self-build plot.

3546. To RECEIVE Parish Councillor Reports – written submissions, taken as read with questions taken as necessary NONE

ITEMS REQUIRING A RESOLUTION

3547. To discuss and take a DECISION on request from South Gloucestershire Council to adopt part of the Kendshire triangle as highway (to accommodate a proposed two-way cycle track with separate footway)
The Council noted that the South Gloucestershire Council project manager indicated at the previous meeting, that an alternative design to accommodate a cycle track/ footway (without adopting part of the triangle as highway) is achievable.

RESOLVED: To refuse the request from South Gloucestershire Council to adopt part of the Kendshire triangle as highway, preserving it as valued green space.

3548. To discuss matters and take a DECISION on required actions arising from A432 Badminton Rd bridge closure:

- (i) Speeding in Westerleigh

RESOLVED: Clerk to contact Boyd Valley Neighbourhood Policing team to share SpeedVisor data from Westerleigh Road and request enforcement action. ALSO invite representative to a future council meeting.

- (ii) Speeding in Coalpit Heath – Badminton Rd, Henfield Rd, Ram Hill

The Council was informed of actions being taken by PC Finbar Simmons (Frampton and Charfield Neighbourhood Policing team):

- SpeedVisor is in place on Henfield Rd collecting data to help inform and target enforcement. PC Simmons will review the data before deploying the camera van.
- Speed bike will be deployed once PC Simmons has gained permission from residents adjacent to the two sites they use – should be this week.
- He asked that residents provide specific details i.e. times of day/ days, camera footage to enable the police to effectively target enforcement. Including HGVs. Details can be emailed to the clerk clerk@westerleighcoalpitheathparishcouncil.gov.uk or to PC Simmons finbar.simmons@avonandsomerset.police.uk. Residents can also share information with South Gloucestershire Council via a dedicated email address – A432bridgeclosure@southglos.gov.uk

Frampton Cotterell ward councillors reported they will submit a question to the Avon and Somerset Police and Crime Panel meeting on 8th December 2023 re enforcement of speed and weight limits on Henfield Road and Ram Hill. (Panel supports/ scrutinises the activities of the Avon and Somerset Police and Crime Commissioner). Cllr Young will also raise in her next meeting with the Commissioner. Residents may also submit a question to the Panel. Email Patricia.Jones@somerset.gov.uk for details of how to do so.

RESOLVED:

- Clerk to also submit a question to the Avon and Somerset Police and Crime Panel meeting on 8th December 2023 about enforcement of speed and weight limits on Henfield Road and Ram Hill.
- Clerk to pass on specific details of speeding/ HGVs emailed by residents, to PC Simmons.
- Clerk to contact Peter Walley (SGC) to request a central white line along Henfield Road.
- Clerk to contact Frome Valley Voice to suggest article to raise awareness of speeding in these areas.

3549. To discuss matters and take a DECISION on required actions arising from parking issues on Henfield Road

MINUTES OF FULL PARISH COUNCIL MEETING

Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

RESOLVED: Clerk to arrange fitting of a new outside tap close to water supply. Cost from chalet repairs budget.

3555. To discuss any required CONSULTATIONS and COMMENT as necessary:

- (i) South Gloucestershire Local Plan Consultation – [SGC Cabinet paper Nov 2023](#)
Cllr Clark confirmed that SGC is unlikely to include potential development sites listed under the three 'lenses' in the consultation document (not recommended as preferred strategies) in the final strategy.
RESOLVED: Council to formulate initial comments at the December meeting. Council to hold its January meeting a week later on 15th January (rather than 8th January) to approve final comments.

- (ii) [South Gloucestershire Council Budget 2024](https://sgbudget2024.commonplace.is/) (<https://sgbudget2024.commonplace.is/>)

Open from 16 Oct 2023 to 08 Dec 2023

ITEMS TO NOTE

3556. Correspondence/Communication with Westerleigh & Coalpit Heath Parish Council:

From South Gloucestershire Council:

PT.7780 Tubbs Bottom and Mays Hill, Coalpit Heath - Temporary Road Closure (27 November 2023 for three weeks)

PT.7810 Bell Road, Coalpit Heath - Temporary Road Closure (27 November 2023 for 5 days)

PT.7808 Besom Lane, Westerleigh (No.2) - Temporary Road Closure (14 December 2023 for one day)

Member Awarded Funding and Area Wide Grants from 2024/25– email 26/10

Frome Valley Community Engagement Forum (CEF) is on Wednesday 22 November at 7pm

Other received items

Draft minutes of ALCA AGM 5th Oct 2023

3557. To NOTE items considered urgent by the Chairman

Request received from South Gloucestershire Council to provide feedback on a road name suggestion for new private cul-de-sac behind 125 Badminton Road. An old field name (see map at St Saviours Church) was put forward as an alternative. To be considered at the December meeting.

3558. To CONSIDER any exempt items NONE

3559. Dates of future Parish council meetings

NOTE – new date for January Full Council meeting below.

Mon 11 th December	Full Council	Westerleigh Village Hall
Mon 8 th January	Environment & Leisure Committee	Red Brick Annex, Manor Hall
Mon 15 th January	Full Council	Manor Hall, Newman Room

The meeting was closed at 9pm.

MINUTES OF FULL PARISH COUNCIL MEETING
Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)

Appendix 1 - Payments made during October

Date	Description	Supplier	Net	VAT	Total
01/10/2023	Microsoft licence agreement	Absolutely PC (GoCardless)			
02/10/2023	Storage unit rental fee	PE King (Bristol) Ltd	73.33	14.67	88.00
02/10/2023	Clerk expenses	SWSimmons Parish Clerk	61.30		61.30
02/10/2023	Grass cutting	CPS Grounds Ltd	830.92	166.19	997.11
02/10/2023	Deputy Clerk expenses	R Davis Deputy Clerk	77.10		77.10
02/10/2023	External audit	BDO LLP	630.00	126.00	756.00
02/10/2023	Deputy Clerk expenses	R Davis Deputy Clerk	18.79		18.79
09/10/2023	PWLB loan repayment	PWLB lending facility	1,957.28		1,957.28
10/10/2023	Room hire	Manor Hall	13.50		13.50
10/10/2023	Parish Tree Survey	Wotton Tree Consultancy	425.00	85.00	510.00
11/10/2023	Loo hire	Andyloos	159.60	31.92	191.52
18/10/2023	S137 grant	The Defib Pad	93.99	18.80	112.79
23/10/2023	Council mobile phone	H3G (Throc)	2.50	0.50	3.00
24/10/2023	Aerator at Bitterwell Lake	EON	17.12	0.86	17.98
25/10/2023	PAYE	HMRC	340.31		340.31
25/10/2023	Monthly Pension payment	Avon Pension Fund	175.25		175.25
25/10/2023	Salary				
25/10/2023	Salary				
30/10/2023	Aerator at Bitterwell Lake	EON	24.63	1.23	25.86
30/10/2023	Clerk reimbursement	SWSimmons Parish Clerk	19.99		19.99
30/10/2023	Clerk expenses	SWSimmons Parish Clerk	70.30		70.30
30/10/2023	Hedgehog project	R Davis Deputy Clerk	291.29		291.29
31/10/2023	Microsoft licence agreement	Absolutely PC (GoCardless)	0		0 Use credit
31/10/2023	Bank charges	Natwest	6.65		6.65

Created by  Scribe

Appendix 2 - Westerleigh & Coalpit Heath Parish Council planning comments submitted since the October 2023 meeting

[P23/02732/CLE](#) | Installation of hardstanding and track. | 99 Badminton Road Coalpit Heath
Bristol South Gloucestershire BS36 2TD

Westerleigh & Coalpit Heath Parish Council has no evidence to submit and has no objection.

MINUTES OF FULL PARISH COUNCIL MEETING
Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)
Appendix 3 - Planning decisions since October 2023 Parish Council meeting

Description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision	Decision Date
P23/01658/HH Demolition of existing conservatory, garage and outbuildings. Erection of two storey front and rear extension and raising of roofline to form additional living accommodation. Erection of detached garage with workshop. I Ridgeway Bungalow Broad Lane Westerleigh South Gloucestershire BS37 8QX	Westerleigh & Coalpit Heath Parish Council OBJECTS to this application on the grounds that the proposed extension does not comply with the Householder Design Guide SPD as it is not subservient to the existing dwelling. The proposal does not therefore constitute high quality design and conflicts with planning policies CS1 (High Quality Design) and PSP 38 (Development within existing residential curtilages). Furthermore, the council requests that the planning officer clarifies the overall increase in volume to the existing dwelling to ensure that it is not more than 30% (which would constitute inappropriate development in the Green Belt, in conflict with PSP7 - Development in the Green Belt).	18/05/2023	Approve with conditions	29/09/2023
P23/02430/HH I Erection of single storey rear extension to provide additional living accommodation. I 3 Oakwood Gardens Coalpit Heath Bristol South Gloucestershire BS36 2NB	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. However, it requests that Class E permitted development rights be removed in order to safeguard the property's private amenity space. Removing this Class of PDR will allow the Local Planning Authority to properly assess any future proposals for incidental outbuildings against its adopted planning policies. (Delegated)	05/09/2023	Approve with conditions (permitted development rights retained)	05/10/2023
P23/02538/HH I Erection of 2m wall, stone piers and 2no. gates to Laurelgate and Rosewood Cottage I Rosewood Cottage Huckford Lane Winterbourne Bristol South Gloucestershire BS36 1AP	Westerleigh & Coalpit Heath Parish Council has split its response into two parts. i) The Parish Council has NO OBJECTION to the proposal to install two metal framed gates with wooden inlay. ii) The Parish Council OBJECTS to the proposal to remove the existing laurel hedge and replace it with a 2m high rendered block work wall with stone pillars. The Parish Council sees no reason to remove the existing laurel hedge which provides a wildlife habitat and contributes to local biodiversity, for example permeable access for hedgehogs. The applicants have explained to the Parish Council that they would prefer to retain the existing hedge, but South Gloucestershire Council has instructed its removal. The proposed wall will have a harmful impact on the street scene and be out of keeping with the area, conflicting with Core Strategy Policy 1 (CS1)- High Quality Design. It also conflicts with Policies, Sites and Places Policy 1 (PSP1)- Local Distinctiveness. Unlike the existing hedge, a wall will not provide any wildlife habitat. The applicants clearly need to have a boundary treatment for safety, security and shielding their property from road noise and pollution. The existing	14/09/2023	Withdrawn	12/10/2023

MINUTES OF FULL PARISH COUNCIL MEETING **Monday 13th November 2023 at 7pm, Manor Hall (Newman Room)**

	hedge performs all of these functions, whilst also contributing to local biodiversity.			
P23/02547/HH Removal of out-building and erection of 1 no. replacement out-building in re-sited position. Oakley Green Cottage Kidney Hill Westerleigh Bristol South Gloucestershire BS37 8QY	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	04/09/2023	Approve with conditions	19/10/2023
P23/02492/F Installation of composite micro-rib cladding to external walls. installation of new roller doors and windows. Unit X Wellington Drive Yate Bristol South Gloucestershire BS37 5NZ	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	29/08/2023	Approve with conditions	23/10/2023
P23/02631/HH Erection of detached annexe ancillary to main dwelling. Bungalow The Quarry Westerleigh Road Westerleigh Bristol South Gloucestershire BS37 8QH	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to the application provided that the standard annexe condition (which states the annexe "shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling") is applied. Also permitted development rights in relation to any further annexe should be removed.	15/09/2023	Withdrawn	30/10/2023
P23/02493/F Erection of 1 no detached dwelling with associated works. 46 Park Leaze Coalpit Heath Bristol South Gloucestershire BS36 2UE	Westerleigh & Coalpit Heath Parish Council has no objection to this self-build application. However, the total area of the floorplan is unclear from the available planning documents. Is the planning officer content that the total area is less than the permitted 108 sq m?	31/08/2023	Approve with conditions	01/11/2023
P23/02557/CLE Replacement front porch. Highfield House 101 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2TD	Westerleigh & Coalpit Heath Parish Council has no comment. (Delegated)	05/09/2023	Withdrawn	02/11/2023